

2021 Utah Assessor School

Tuesday, November 30, 2021

Ogden Eccles Conference Center
2415 Washington Blvd. Ogden, Utah

8:00 -8:30 Registration: Please **sign in** at the registration desk
(Appraisers receiving CE credit **must sign in** at the registration desk to receive credit)

General Session: Grand Ballroom A

<u>Time:</u>	<u>Topic:</u>	<u>Presenter(s)</u>
8:30 -8:40	Welcome	Denny Lytle , Property Tax Director
8:40-8:50	Welcome	Scott Smith , Executive Director USTC
8:50 -9:15	USTC Commissioner	Jennifer Fresques , Utah State Tax Commissioner
9:15 -9:45	Commercial Valuation	Peter Black , FUTR Market conditions for commercial property valuation in Northern Utah. Including a view of property valuation and building classification from commercial brokerages.
9:45 - 10:00	Appraiser education & experience updates.	Real Property Designations recognition-Real Property/Licenses/Certifications Tammy Melling , Education Program Manager, USTC
10:00 – 10:15 Break (Please go to the registration table to sign in for the a.m. session C.E. hours)		
10:15 -10:30	IAAO/Utah Chapter	Burt Garfield , Utah County, IAAO President
10:30 -12:00	“Customers Only Want Two Things: Winning Citizen and Customer Loyalty”	Winning and retaining the loyalty of those we serve, including fellow staff, is a key to our success and also our own joy. Come learn practical tips for providing the two things they want: Solve My Problem and Leave me Feeling Great about the experience! Kevin Miller , VisionBound International
12:00 Noon	Lunch (provided) on the 1st Level in the Ballroom	

****Please go to the registration table to sign in after lunch****

Breakout sessions will begin at 1:00 p.m.

Please see the attached agenda to choose your topics.

Breakout sessions: Four options, choose one per hour

Appraisers receiving CE hours, attendance is required at one session per hour

Personal Property classes DO NOT count for Real Property CE

Personal Property classes count for Personal Property CE

<u>Time:</u>	<u>Room:</u>	<u>Topic:</u>	<u>Presenter(s):</u>
---------------------	---------------------	----------------------	-----------------------------

1:00 -2:00	Breakout B	<u>"Soils, the real dirt."</u>	Dr. Dianne Farrer
------------	------------	--------------------------------	-------------------

A quick and effective way to evaluate Greenbelt land without doing extensive sampling and scouting of the property and getting a speedy education about soils as well. Learn from the ground up, literally.

1:00 -2:00	Breakout C	<u>Detailed Review/Field sheet</u> -Surface integration with CAMA	Patrick Lameka , WASHCO.
------------	------------	---	--------------------------

Review how one of your colleagues integrated an "idea" into a data collection model using a "Surface" in the field; providing equity and uniformity in data collection.

1:00 -2:00	Breakout D	<u>Serving the difficult customers:</u> Dealing with the Cranky, Crusty and Critical.	
------------	------------	---	--

Kevin Miller, VisionBound Intl

Its fun and pleasant to serve the easy ones, but our skills and attitudes are put to the test with the difficult ones! (And you know who they are!) Kevin's fun presentation teaches us the four step LAST model that makes it just a little easier

1:00 -2:00	Breakout E	Report Writing Software- tips & tricks "Total by A la Mode"	
------------	------------	---	--

Developing reports: making adjustments to comparables, adding photos, inserting maps; discover tips that will assist you in utilizing all of the benefits the software has in place. Save time and write a more concise, coherent and complete report.

Justin Merrill, USTC Education

2:00 – 2:15 Break

<u>Time:</u>	<u>Room:</u>	<u>Topic:</u>	<u>Presenter(s):</u>
---------------------	---------------------	----------------------	-----------------------------

2:15 -3:15	Breakout B	<u>HB11 & Detail Review best practices</u>	Nick Kenczka & Gerald Osborne
------------	------------	--	-------------------------------

Exploring a 5 year review of valuation data to identify trends in change over time. Also looking at aspects of HB 11 to produce a comprehensive view of Assessment data.

2:15 -3:15	Breakout C	<u>Legal Review & Case updates</u>	Laron Lind
------------	------------	--	------------

2:15 -3:15 Breakout D Leaders Do Five Things: Taking the Helm in a Turbulent World
Kevin Miller, VisionBound Intl

Come learn how to release the full power of leadership through the Five E's: Envision, Enroll, Enable, Engage and Explore. Accelerate the greatness and release the potential of those around you, both at work and at home.

2:15 -3:15 Breakout E Residential report writing tips & tricks

What should be included in the appraisal report? How do I tackle highest and best use as though vacant and as though improved? Hear from one of your peers on these topics and more.
Wendy Rasmussen, Davis Co.

3:15 -3:30 Break (Please go to the registration table to sign in for the p.m. session C.E. hours)

<u>Time:</u>	<u>Room:</u>	<u>Topic:</u>	<u>Presenter(s):</u>
--------------	--------------	---------------	----------------------

3:30 -4:30	Breakout B	<u>GIS Update- ArcGIS and Pictometry</u>	Nick Kenczka, USTC Cassandra Macklin, Tooele Co.
------------	------------	--	---

We'll review the steps of analyzing your CAMA data in the ArcGIS platform and exporting it directly to Pictometry for review.

3:30 -4:30	Breakout C	<u>Appeals Q&A with the USTC Commissioners</u>	Commissioner Valentine Commissioner Rockwell
------------	------------	--	---

Please join this dynamic, interactive Q &A session with the USTC Commissioners; they will answer questions like: What aspects of the appraisal are most pertinent to the Commission decisions; is the Commission willing to hear petitions that bypass the BOE; what aspects of appraisals seem most lacking?

3:30 -4:30	Breakout D	<u>Low Income Housing</u>	Claudia O'Grady, UHC
------------	------------	---------------------------	----------------------

Please join Claudia O'Grady for an in depth update on what is new in the UHC multifamily housing industry, how it all works and what information the UHC has that may assist you in better understanding this market.

3:30 -4:30	Breakout E	<u>Commercial Case Review/Best Practices</u>	Guy Pearce, Salt Lake Co. Josh Wadsworth, Washco.
------------	------------	--	--

4:30 **Adjourn: *thank you for your attendance and participation.***

We look forward to seeing you tomorrow!

6:00 IAAO Banquet: Union Grill, 315 24th St, Ogden (doors open at 5:30)

Appraisers receiving CE hours: attendance is required at one session per hour

Personal Property classes DO NOT count for Real Property CE

Personal Property classes count for Personal Property CE

Day Two 2021 Utah Assessor School

Wednesday, December 1, 2021

Ogden Eccles Conference Center

2415 Washington Blvd. Ogden, Utah

8:00 -8:30 Registration: Please ***sign in*** at the registration desk
(Appraisers receiving CE credit must sign in at the registration desk to receive credit)

General Session: Grand Ballroom A

<u>Time:</u>	<u>Topic:</u>	<u>Presenter(s):</u>
---------------------	----------------------	-----------------------------

8:30 -8:35	Welcome/Introduction	Denny Lytle, Property Tax Director
------------	-----------------------------	---

8:35 -9:30	History of the Utah Property Tax System	Kris Poulsen, Utah County Assessor
------------	--	---

9:30 -10:15	Economy Update	Colby Cooley, EDC Utah The pandemic's impact on Utah's economy has been deep, luckily the state remains one of the strongest in the nation economically. Where does Utah's economic development strategy currently stand? What does the future look like? Colby Cooley, Vice President of Business Development, provides insight into Utah's economy in his role with EDCUtah.
-------------	-----------------------	--

10:15 -10:30	Appraiser education & experience updates.	
	Personal Property Designation recognition	Tammy Melling, Education Program Manager, USTC

10:30-10:45	IAAO/Utah Chapter	Burt Garfield, Utah County, IAAO President
	Hi-lighting award winners last evening at the IAAO banquet	

10:45 – 11:00 Break (Please go to the registration table to sign in for the a.m. session C.E. hours)

Breakout sessions: Five options at 11:00, choose one per hour
Appraisers receiving CE hours, attendance is required at one session per hour
Personal Property classes DO NOT count for Real Property CE
Personal Property classes count for Personal Property CE

Please note: the Personal Property track will remain in “BALLROOM A” for each breakout session

<u>Time:</u>	<u>Room:</u>	<u>Topic:</u>	<u>Presenter(s):</u>
11:00-12:00	Ballroom A	<u>Personal Property Module-PUMA</u> update	Kris Poulsen, Scott Craner
11:00-12:00	Breakout B	<u>Trust Lands overview and updates</u>	Diane Lund, Trust Lands
		MISSION: Administering trust lands prudently and profitably for Utah’s schoolchildren and other trust beneficiaries	
11:00-12:00	Breakout C	<u>Centrally Assessed Land:</u> A more efficient way?	Curtis Williams, Chris Jessee
		What can be done to lead to more consistent land valuations, less issues related to escaped properties and eliminating double taxation?	
11:00-12:00	Breakout D	<u>Economy Update</u>	Ben Hulet, USTC
		PPP (Paycheck Protection Program)/RRF (Restaurant Revitalization Fund)	
		All of these new acronyms and what they mean to valuation; what is the economic outlook?	
		The money supply, rates, inflation, lending and the effect on the market.	
11:00-12:00	Breakout E	<u>Tax Rates</u>	Dave Swan, USTC
		Trends in collection rates and new growth	
12:00 Noon	Lunch (provided) on the 1st Level in the Ballroom		
	<i>**Please go to the registration table to sign in after lunch**</i>		
	<i>**Breakout sessions will begin again at 1:00 p.m. **</i>		

Breakout sessions resume at 1:00: Four options; choose one per hour
Appraisers receiving CE hours, attendance is required at one session per hour
Personal Property classes DO NOT count for Real Property CE
Personal Property classes count for Personal Property CE

See the next two pages for presentation options

<u>Time:</u>	<u>Room:</u>	<u>Topic:</u>	<u>Presenter(s):</u>
1:00 -2:00	Ballroom A	<u>Glamping, Short Term Rentals;</u> With the emphasis on personal property	Jen Tingey, Sean Barnard, Bea Tu, USTC
1:00 -2:00	Breakout B	<u>Google Sheets & Excel-Tip & Tricks</u> for the everyday appraiser Put google sheets to work for you. Unlock tips & tricks of Excel & Google and let the software do the heavy lifting! (This is a duplicate session; this session will be offered again at 2:15 p.m.)	Lisa Manning, Davis County Assessor
1:00-2:00	Breakout C	<u>Centrally Assessed County Manager</u> The County Manager is the gateway to access centrally assessed data for your county. Come learn more about the system including:	Dave Plotkin, Matt Fudge Cody Kemp
		<ul style="list-style-type: none"> • How to create and/or activate your account • How to access critical centrally assessed data and reports • How to identify missing and/or out of date county keys and make those updates right in the system • What improvements are currently in progress to the system 	
1:00 -2:00	Breakout D	<u>Manufactured Homes</u> What is the current market climate; are manufactured homes real or personal property?	Moose, Factory Homes Outlet

2:00 – 2:15 Break

<u>Time:</u>	<u>Room:</u>	<u>Topic:</u>	<u>Presenter(s):</u>
2:15 -3:15	Ballroom A	<u>Greenhouses/Yurts/Billboards</u> Personal property emphasis	Cindy Dennis, Callee Boyle USTC
2:15-3:15	Breakout B	<u>Google Sheets & Excel-Tip & Tricks</u> for the everyday appraiser Put google sheets to work for you. Unlock tips & tricks of Excel & Google and let the software do the heavy lifting! (Duplicate session; previously presented at 1:00 p.m.)	Lisa Manning, Davis County Assessor
2:15 -3:15	Breakout C	<u>Weighted Effective Age</u> Standardizing effective age within your CAMA data system to promote uniformity in valuation throughout your office. (This session will be offered again at 3:30 p.m.)	Brady Kelsey, USTC

2:15 -3:15 Breakout D Nightly Rentals Garfield County

How are nightly rentals being tracked and assessed? Garfield County will discuss their use and integration of the “Garfield presentation” program in tracking primary/secondary properties that participate in short-term rentals.

3:15 -3:30 Break (Please go to the registration table to sign in for the p.m. session C.E. hours)

Time: Room: Topic: Presenter(s):

3:30-4:30 Ballroom A Personal Property Round table Gina Holder, USTC

Bring your questions and concerns to this unique opportunity and draw on the experience of your colleagues from around the state.

3:30-4:30 Breakout B USPAP-2022 Update and preview Justin Merrill, USTC

The current 2020-21 USPAP has been extended through Dec. 31, 2022. However, the TAF is offering a peek at the new USPAP reference manual which offers a more user friendly index on how to navigate the USPAP book.

3:30 -4:30 Breakout C Weighted Effective Age Brady Kelsey, USTC

Standardizing effective age within your CAMA data system to promote uniformity in valuation throughout your office. (***This is a duplicate session; previously presented at 2:15 p.m.***)

3:30 -4:30 Breakout D Residential Round Table Kim Knorr, Scott Paulsen

Bring your questions and concerns to this unique opportunity and draw on the experience of your colleagues from around the state.

4:30 **Adjourn:** thank you for your attendance and participation; have a safe journey home!

Day Three: Thursday, December 2, 2021

8:00-8:30 Breakfast

8:30 a.m. Utah State Tax Commission meeting
Thursday, December 2, 2021
Grand Ballroom E
Ogden Eccles Conference Center
2415 Washington Blvd. Ogden, Utah